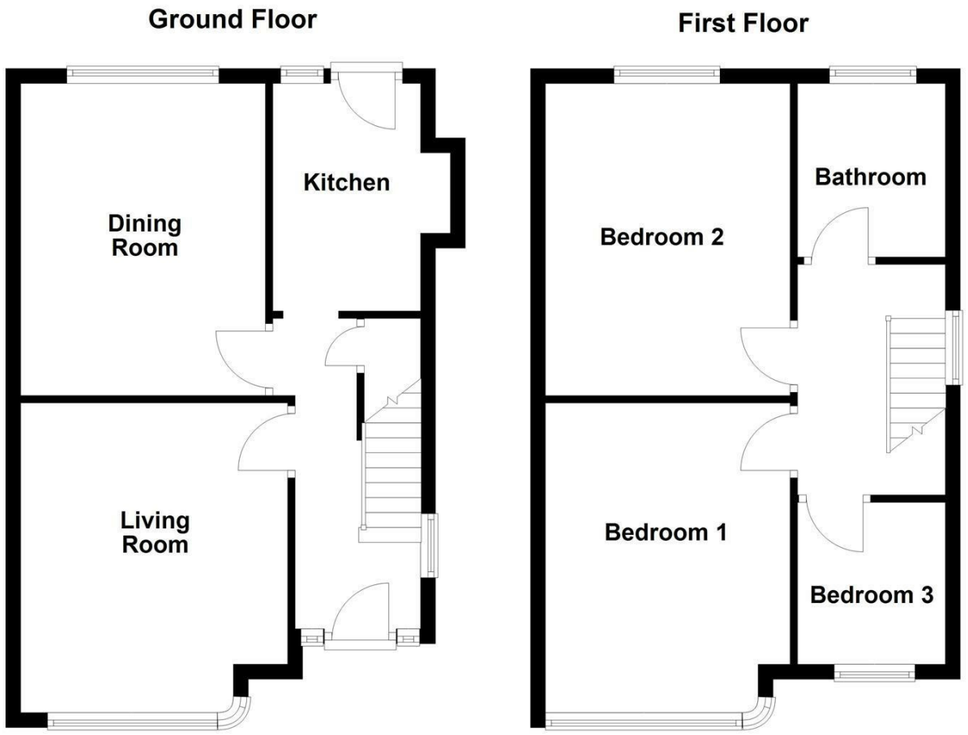

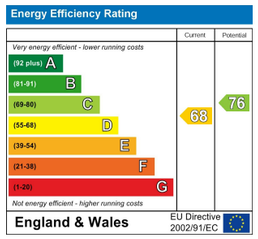

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

26 Bromley Mount, Wakefield, WF1 5LB

For Sale Freehold £215,000

A charming traditional three bedroom semi detached home, situated in a convenient location on the fringe of Wakefield city centre and offering scope for cosmetic updating to suit individual taste.

The property benefits from a gas fired central heating system and is approached via an open porch leading into a welcoming reception hall with attractive stained glass features. The living room enjoys a curved bay window to the front and a feature fireplace, while a separate dining room overlooks the rear garden. The kitchen is fitted with a range of modern units incorporating integrated cooking facilities. To the first floor, there are two double bedrooms and a further single bedroom, all served by the family bathroom. Externally, the property has a low maintenance garden to the front and a larger lawned garden to the rear. The rear garden also includes a brick built storage shed and access leading out onto the rear lane.

The property is set within a popular residential area, within easy reach of a wide range of city centre shops, schools and recreational facilities. Wakefield city centre also offers a mainline railway station and excellent access to the national motorway network.

An excellent opportunity to acquire a character home in a highly convenient location.

ACCOMMODATION

RECEPTION HALL
13'9" x 5'6" (4.20m x 1.70m)
Stained glass features to the front door and window to the side, central heating radiator and staircase rising to the first floor with useful under stairs cupboard housing the gas fired central heating boiler.

LIVING ROOM
11'9" x 11'5" (3.60m x 3.50m)
Bay window with stained glass to the front elevation, two central heating radiators and feature fireplace with ornate marble surround housing an ornamental fire.

DINING ROOM
13'9" x 10'9" (4.20m x 3.30m)
Window overlooking the rear garden, central heating radiator and feature fireplace with wooden surround housing an electric fire.

KITCHEN
10'2" x 6'6" (3.10m x 2.00m)
Window and external door to the rear, central heating radiator and a range of cream fronted wall and base units with laminate worktops and tiled splashback, inset ceramic sink unit, four ring gas hob with filter hood over, built in oven and space for tall fridge freezer.

FIRST FLOOR LANDING
Window with stained glass features to the side.

BEDROOM ONE
11'9" x 11'1" (max) (3.60m x 3.40m (max))
Bay window with stained glass to the front elevation and central heating radiator.

BEDROOM TWO
13'9" x 10'9" (4.20m x 3.30m)
Window overlooking the rear garden, central heating radiator and a wide range of fitted wardrobes with matching shelving, cupboards and drawers.

BEDROOM THREE
7'2" x 6'6" (2.20m x 2.00m)
Window to the front elevation and central heating radiator.

BATHROOM/W.C.
7'6" x 6'6" (2.30m x 2.00m)
Frosted window to the rear, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with telephone style shower attachment, pedestal wash basin and low flush WC, together with central heating radiator.

OUTSIDE
Externally to the front is a low maintenance garden with gravelled areas, planted shrubs and pathway leading to the entrance door, with a further pathway running down the side of the house. To the rear is a larger garden mainly laid to lawn with established beds and borders, a useful brick built outhouse with access onto the back lane.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.